



**CITY COUNCIL  
MEETING MINUTES  
DECEMBER 18, 2014**

*The Hutto City Council met in a regular session on Thursday, December 18, 2014 in the Hutto City Council Chamber, 401 W. Front Street, Hutto, TX 78634.*

**CALL SESSION TO ORDER**

*Mayor Holland called the session to order at 7:00 p.m.*

**ROLL CALL**

*Members of the City Council that were present were Mayor Debbie Holland, Mayor Pro-tem Ronnie Quintanilla-Perez, Councilmember Anne Cano, Councilmember Paul Prince, Councilmember Michael J. Smith, Councilmember Melanie Rios, and Councilmember Max V. Yeste.*

*Members of staff that were present were Karen Daly, City Manager, Micah Grau, Assistant City Manager, Charlie Crossfield, City Attorney, Will Guerin, Development Services Director, Kim McAuliffe, Downtown Manager, and Earl Morrison, Chief of Police.*

**INVOCATION**

*The invocation was given by Pastor Michael Roepke of New Hope Christian Church.*

**PLEDGE OF ALLEGIANCE**

*Mayor Holland led the Pledge of Allegiance.*

**PUBLIC COMMUNICATION**

**5A. Remarks from visitors.**

*There were no remarks from the visitors.*

**CONSENT AGENDA ITEMS**

*All items listed on the consent agenda were considered to be routine by the City Council and were enacted by one motion. There was no separate discussion of the items and no items were removed from the consent agenda.*

- 6A. Consideration and possible action on a resolution concerning the proposed Subdivision Case #1368-PLAT, Case Name: Hutto Highlands Section 1 Phase B2 Final Plat, (12.45 acres, more or less, of land, 50 single-family lots), located at FM 1660 N at the intersection of Hibiscus Drive and Hendelson Lane. (Owner: Hutto Development LTD; Agent: Randall Jones & Associates Engineering Inc)
- 6B. Consideration and possible action on the second reading of an ordinance amending article 22.07 of the Hutto Code of Ordinances adding school zones on FM 1660 South and CR 137.

- 6C. Consideration and possible action on a resolution concerning the issuance of Purchase Orders to Caldwell Country Ford for the purchase of two (2) Police Utility Vehicles and one (1) half Extended Cab Pickup Truck for Public Works.
- 6D. Consideration and possible action concerning the City Council meeting minutes for December 4, 2014 City Council and Library Advisory Board Work Session and December 4, 2014 regular City Council meeting.
- 6E. Consideration and possible action on a resolution concerning an interlocal purchasing agreement with Harris County.

*MOTION: Councilmember Yeste moved to approve all the items listed on the consent agenda as presented. Councilmember Cano seconded the motion. The motion carried with 7 ayes and 0 nays.*

## REGULAR AGENDA ITEMS

### OTHER BUSINESS

- 7A. Consideration and possible action on a resolution concerning Addendum No. 1 to the agreement with American Constructors, Inc. for the Gin Building Rehabilitation.

*Micah Grau, Assistant City Manager, gave the staff presentation. The City Council approved an agreement with American Constructors on October 9, 2014, to serve as Construction-Manager-At-Risk for the Gin Building Rehabilitation. The Construction-Manager-At-Risk assists the City and the A/E Consultant with cost estimating and scheduling during the Design Development and Construction Document phases; and to build the project thereafter as a Construction-Manager-At-Risk.*

*Addendum No. 1 is for the demolition of the North Gin Building and salvage of materials to be used in the South Gin Building rehabilitation. American Constructors solicited proposals from interested firms. The firm selected for demolition would serve as a subcontractor for American Constructors with the demolition fee to be included in the Guaranteed Maximum Price. The specific services are as follows.*

- *Erosion control/environmental protection*
- *Selective demolition, dismantle, and salvage*
- *Temporary construction*
- *Plumbing disconnect*
- *Electrical disconnect*
- *General conditions/supervision*
- *Insurance*
- *Bonds*
- *CMAR Fee*

*Mr. Grau concluded that a "kick off" for the renovations of the Gin Building would be held on December 30, 2014 at 5:00 p.m.*

*MOTION: Councilmember Prince moved to approve the resolution regarding Addendum No. 1 to the agreement with American Constructors, Inc. for the Gin Building Rehabilitation. Councilmember Smith seconded the motion. The motion carried with 7 ayes and 0 nays.*

## OTHER BUSINESS

8A. Consideration and possible action nominating an individual to represent the City of Hutto on the Williamson County and Cities Health District (WCCHD).

*Karen Daly, City Manager, gave the staff presentation. The City being a member of the Williamson County and Cities Health District, may appoint one voting member to represent the Hutto community on the Board. The representative must be a citizen of the United States and must have resided at least three years in the jurisdiction covered by the district. The term of the representative is three years.*

*Ms. Daly added that the Leadership and Legislative Committee met in November to discuss the appointment of a representative to the WCCHD Board. After reviewing applications and conducting interviews, the committee recommended Ehab Kavar as Hutto's representative to the WCCHD Board of Health.*

*MOTION: Councilmember Cano moved to appoint Ehab Kavar as the City of Hutto representative on the Williamson County and Cities Health District Board. Mayor Pro-tem Quintanilla-Perez seconded the motion. The motion carried with 7 ayes and 0 nays.*

## WORK SESSION

*The work session was conducted for information and educational purposes. No action was taken by the City Council on the item listed.*

9A. Work session on the proposed East Street improvements.

*Micah Grau, Assistant City Manager, gave the staff presentation. This work session was in response to the City Council's direction for staff to look at the proposed East Street project included in the capital improvements plan and to develop a cohesive and unifying scope for the project. Discussion would also help staff seek a direction from the council on whether 60 foot or 80 foot right-of-way was required. Mr. Grau pointed out that up to this point, many variables for the project were unknown in regards to the street section design and right-of-way. The City Council discussed both options and considered the future needs for that part of the downtown area.*

*Mr. Grau outlined the following points for discussion regarding proposed improvements to East Street.*

- *Current conditions*
- *Scenarios of two improvement options*
- *Angled-in parking and parallel parking*
- *Acquisition of additional right-of-way*
- *Estimated Costs of the two improvement options*

*He added that staff used the 2009 Heart of Hutto Master Plan as a guide for the proposed improvements.*

*Mr. Grau added that the Council Growth Guidance Committee reviewed the East Street options at their meeting on November 17, 2014. The committee recommended that the City construct East Street from Farley to Pecan in a street section similar to the Farley Street project. This option would require the City to expand the right-of-way from the current 60 feet to 80 feet. He added that the portion of East Street from Hwy 79 to Farley Street would be resurfaced. No other improvements were recommended for the portion of East Street south of Farley.*

*After discussing the aspects presented, the City Council pointed out that physically for the future, it would be better to have an 80 foot right-of-way right now since no structures would be affected to acquire additional right-of-way and to provide additional parking to improve the downtown area. In addition, the City Council favorably embraced staff's request to finish out the section at Pecan and East Street to look like the Farley intersection.*

#### EXECUTIVE SESSION

*The City Council recessed into the City Hall conference room at 7:33 p.m. to address the following executive session item.*

- 10A. Executive Session as authorized by §551.074, Texas Government Code, Personnel Matters, regarding appointments to the Planning and Zoning Commission, Hutto Economic Development Corporation Board of Directors, and the Zoning Board of Adjustments.

*The City Council reconvened back into regular session at 8:29 p.m.*

#### ACTION RELATIVE TO EXECUTIVE SESSION

- 11A. Consideration and possible action on recommendations from the Leadership and Legislative Committee for appointments to the Planning and Zoning Commission, Historic Preservation Commission, Zoning Board of Adjustments, Economic Development Board, Keep Hutto Beautiful Commission, Parks Advisory Board, Library Advisory Board, and Ethics Review Commission.

*Mayor Pro-tem Quintanilla-Perez gave the Leadership and Legislative Committee report and recommendations for appointments to the City's Boards and Commissions.*

MOTION: Councilmember Yeste moved to reappoint Stephanie Alba, Bryon Borchers, Mary Belton, and to appoint Todd Robison to the Planning and Zoning Commission for a term that expires December 2016 and to appoint Jessica Romigh and David Kinnaman to fill the December 2015 unexpired term and that Chuck Murphy serve as Chair and Bryon Borchers serve as Vice-Chair. Councilmember Prince seconded the motion. The motion carried with 7 ayes and 0 nays.

MOTION: Councilmember Yeste moved to reappoint Jeff Phillips, Ray Alba, and Davey Robinson to the Historic Preservation Commission to a term that expires December 2016 and that Jeff Phillips serve as Chair and Stephen Fuller serve as Vice-Chair. Councilmember Rios seconded the motion. The motion carried with 7 ayes and 0 nays.

MOTION: Councilmember Rios moved to reappoint Deborah Phillips to the Zoning Board of Adjustments to a term that expires December 2016 and that Deborah Phillips serve as Chair. Councilmember Prince seconded the motion. The motion carried with 7 ayes and 0 nays.

MOTION: Councilmember Yeste moved to reappoint Anne Cano and appoint Doug Gaul and Michael Smith to the Economic Development Corporation Board of Directors to a term that expires December 2017. Councilmember Rios seconded the motion. The motion carried with 7 ayes and 0 nays.

MOTION: Councilmember Yeste moved to reappoint Deborah Phillips and appoint Lavern Gaines to the Keep Hutto Beautiful Commission to a term that expires December 2016 and that Jeff Svoboda serve as Chair. Councilmember Rios seconded the motion. The motion carried with 7 ayes and 0 nays.

MOTION: Councilmember Yeste moved to reappoint Douglas Bednarz, Rose McMillin, and Kelly Gaydos to the Parks Advisory Board to a term that expires December 2017 and to appoint Kendra "Bettina" Jordan to the unexpired term of December 2016 and that Troy McMillin serve as Chair and Kelly Gaydos serve as Vice-Chair. Councilmember Prince seconded the motion. The motion carried with 7 ayes and 0 nays.

MOTION: Councilmember Rios moved to appoint Tara Chappell and Ray Gavit to the Library Advisory Board to a term that expires December 2017 and that Davey Robinson serve as Chair and Camille Baptiste serve as Vice-Chair. Mayor Pro-tem Quintanilla-Perez seconded the motion. The motion carried with 7 ayes and 0 nays.

MOTION: Councilmember Yeste moved to reappoint Mary Belton, appoint Olen Larry Straughn, and Lavern Gaines to the Ethics Review Commission to a term that expires December 2016 and that Mary Belton serve as Chair and Lavern Gaines serve as Vice-Chair. Councilmember Rios seconded the motion. The motion carried with 7 ayes and 0 nays.

## EXECUTIVE SESSION

The City Council re-entered the executive session at 8:42 p.m. to address the following items.

- 12A. Executive Session as authorized by §551.072, Texas Government Code, related to the discussion, deliberation, and/or negotiations regarding acquisition of real property from Tex Mix Land, Ltd-Parcel 12, for the FM 685 improvements.
- 12B. Executive Session as authorized by §551.074, Texas Government Code, Personnel Matters, regarding the quarterly performance evaluation of the City Manager.

*The City Council adjourned the executive session and reconvened back into regular session at 10:17 p.m.*

ADJOURNMENT

*There being no further business, the meeting was adjourned at 10:17 p.m.*

CITY OF HUTTO, TEXAS

  
Debbie Holland, Mayor

ATTEST:

  
Christine Martinez, City Secretary